

United States Department of the Interior  
National Park Service

SENT TO D.C.  
12/22/95

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Boyce Building

other names/site number \_\_\_\_\_

2. Location

street & number 500 - 510 North Dearborn Street  not for publication

city or town Chicago  vicinity

state Illinois code IL county Cook code 031 zip code 60610

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William L. Lohr / SHPO 12-20-95  
Signature of certifying official/Title Date

Illinois Historic Preservation Agency  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action


Boyce Building  
Name of Property

Cook County, Illinois  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

none

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Industry / Communications facility  
Commerce / Business

**Current Functions**  
(Enter categories from instructions)

Commerce / business

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Commercial Style  
Classical Revival

**Materials**  
(Enter categories from instructions)

foundation Concrete  
walls Brick  
Granite  
roof Asphalt  
other Wood  
Cast Iron

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Boyce Building  
Name of Property

Cook, Illinois  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions)

Communications  
Social History  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1912-mid 1930s Communications  
1912-1924 Social History  
\_\_\_\_\_

**Significant Dates**

1915  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

Boyce, William Dickson

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Burnham, D. H., and Company  
Eckstorm, Christian A.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering  
Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

National Scouting Museum, Murray, Kentucky

Boyce Building  
Name of Property

Cook, Illinois  
County and State

**10. Geographical Data**

Acreage of Property .28 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	116	4477140	4637650
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Raymond Terry Tatum/Architectural Historian

organization \_\_\_\_\_ date August 12, 1995

street & number 718 West Melrose Street telephone 312-327-9886

city or town Chicago state IL zip code 60657

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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### 7. Materials

Other:

ALUMINUM  
CERAMIC TILE  
TERRA COTTA

### Narrative Description

The Boyce Building is a 12-story plus penthouse office building, built of steel-frame construction and clad with red brick and gray granite. It is located on the northwest corner of Dearborn and Illinois streets, three blocks north of the Chicago River in the Near North community area of Chicago, Illinois. It is bounded on the west by an alley and to the north by a two-story brick-and-stone commercial building with which it shares a party wall. The Boyce Building was built by the Chicago publisher William Dickson Boyce and was the second of two buildings on the site to house the W. D. Boyce Publishing Company. This building's construction took place in three phases over twelve years, from 1911 to 1923. In 1911 Boyce commissioned D. H. Burnham & Co. to design a 10-story office building to house his publishing company and rental tenants. Despite Boyce's incorporation of a perspective drawing of the Burnham design in advertising and promotional literature throughout the 1910s, there is no other documentary evidence to support that the entire building was built as designed by Burnham. Instead, a truncated four-story building, the lower floors of the Burnham design, was built in two stages. The first section, 70 feet wide and 100 feet deep, was built in 1912 at 510 North Dearborn Street north of an already existing five-story building housing Boyce's company at the corner of Dearborn and Illinois streets. Upon the new building's completion and the installation of new printing presses, Boyce's older building was demolished and the rest of the four-story building was constructed in 1913-1914. As completed in 1914, the Boyce Building was four stories in height, occupied the current footprint of 121.9 feet by 100 feet, and housed only the W. D. Boyce Company. This building configuration remained until 1921, when Boyce hired Christian Eckstorm to add eight floors of rental office space to the Boyce Building. Eckstorm completed the building program originally conceived by Burnham, but designed a 12- rather than a 10-story building that lacked the mansard roof proposed by Burnham. Construction began in 1921 and the Eckstorm extension of the Boyce Building was completed in 1923.

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### The Boyce Building's construction

The construction of the Boyce Building took place in three stages over a period of 12 years, from 1911 to 1923. William Dickson Boyce first acquired property on the building site in 1900, when he bought an existing five-story commercial building at the northwest corner of Illinois and Dearborn streets. The address, under the street numbering system then in effect, was 76 Dearborn avenue (now 500 North Dearborn Street). Built nine years earlier in 1891, this narrow building occupied only one lot of the five that the Boyce Building would eventually occupy. At the time, Boyce already was a prosperous newspaper and magazine publisher, and the W. D. Boyce Publishing Company occupied two buildings in downtown Chicago. The editorial and business offices were located at 112 Dearborn (now 32 North Dearborn Street) in a building designed in 1892 by Henry Ives Cobb, while the printing plant was located at 113-117 Fifth Avenue (now 27-31 North Wells Street). Both buildings have since been demolished.

In 1907, Boyce consolidated his company under one roof by moving both administrative offices and printing presses into the 500 North Dearborn building while retaining the building at 32 North Dearborn as a rental office building. In 1910 Boyce purchased the four lots immediately north of the 500 North Dearborn building. The next year he hired the well-known Chicago architectural firm of D. H. Burnham & Co. to design a new headquarters building for the Boyce Publishing Company, to be located on all five lots owned by Boyce at Illinois and Dearborn. The new building was designed to be built in phases, therefore allowing the existing printing plant to operate while a new plant, complete with modern presses, was constructed. The drawings for the first phase, dated August 19, 1911, called for a four-story loft building, approximately 70 feet wide by 100 feet deep by 72 feet high. Meant to be part of the larger structure, this building was oddly proportioned, composed of a two-story base supporting only two upper floors and a truncated roof parapet with simple terra cotta coping.

The building permit for this first stage of construction was issued to W. D. Boyce on March 29, 1912. The address given was 508 North Dearborn, just north of Boyce's existing building. The contractor was listed as Britten and O'Sufern and the projected cost of the building was \$80,000. The building was completed quickly, and Boyce and his staff were situated in the new building by the end of 1912.

Plans were then drawn for the completion of a much grander building as befitted Boyce's

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status as a millionaire publisher. Drawings labeled "Boyce Building Extension" were completed by D. H. Burnham and Company on January 11, 1913. They called for a ten-story office building, approximately 125 by 100 feet, built using steel frame construction and clad with red brick, gray granite, and gray terra cotta. The completed building would incorporate the newly completed structure as the first four stories of the northernmost four bays of a larger seven-bay building. A four-story side addition would complete the building's footprint, while an additional six stories would raise the building to its intended ten stories.

A perspective drawing of the proposed Boyce Building was published in the July 1915 issue of Architectural Record as part of a retrospective of the work of D. H. Burnham. Its tripartite design reflects common principles governing skyscraper design during the period. A two-story base, faced in gray granite, supported a six-story red brick shaft capped by a terra cotta cornice. Upper-story windows, filled with four-over-four double-hung sash, were grouped in threes, separated by projecting vertical piers topped by classical capitals made of terra cotta. The design's outstanding decorative feature was a two-story mansard roof, pierced with dormers topped with both triangular and segmental pediments.

Boyce was extremely proud of the D. H. Burnham and Co. design, and the drawing of the proposed building published in Architectural Record soon was being used as a symbol of his firm's stability and respectability. This drawing first appeared on the cover of the June 14, 1913 issue of the Saturday Blade, Boyce's weekly newspaper. In this issue, Boyce described the proposed building in great detail, stating that the first four floors would house the Boyce Publishing Company, while "the remainder of the building is for allied trades and interests." During the 1910s, it became the physical symbol of the Boyce Publishing Company, appearing on company letterheads, in ads touting the quality of Boyce publications and the reliability of Boyce advertisers, and even on company checks.

However, available documentary and physical evidence indicates that the Boyce Building as designed by D. H. Burnham & Company was never completely built. Building permits, property valuation maps, and an examination of the building itself all indicate that the second phase of construction resulted in a four-story addition to the south of the existing four-story building, not the proposed 10-story building seen in Architectural Record and the Saturday Blade. First of all, the building permit issued to Boyce for the "Boyce Building Extension," dated March 6, 1913, called only for "a four-story addition to printing offices". The address was given as 500-502 North Dearborn and the contractor was listed as B. H. Lichter and Company. The projected cost of the new building was \$85,000, only \$5,000

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more than the original four-story section built the previous year. Construction proceeded quickly and building permit records indicate that the new building was ready for occupancy by the first of April, 1914. In addition, the Book of Valuations of the Central Business District of Chicago indicates that only a four-story building existed on the site as late as 1919. Research in Chicago-area photo archives has not uncovered any photographs of the Boyce Building during the 1910s and early 20s, the years in question.

On August 12, 1921, the City of Chicago issued a building permit to the State Bank of Chicago, the agent for Boyce, for an "eight-story brick top addition, 100 x 122 x 98" to the Boyce Building. The projected cost was \$400,000. The completed building was ready for occupancy by the end of August 1923. Boyce apparently had decided to substantially complete the building as originally intended. However, he turned to the Chicago architect Christian Eckstorm to revise the original Burnham plans. Eckstorm, a capable designer of warehouse and loft manufacturing buildings, designed a top addition that closely copied the materials and detailing of the original four-story building. However, he extended the building to 12 stories rather than the originally intended 10 and eliminated Burnham's proposed mansard roof in favor of a simple terra cotta cornice and flat roof. The resulting composition was visually solid, if less picturesque than the original Burnham design.

An examination of the Boyce Building's physical fabric reinforces this interpretation of the construction sequence. Window lintels above third- and fourth-floor windows, built in 1912 and 1913, differ slightly in detailing from the lintels above fifth-floor windows and higher, designed by Eckstorm in 1921. The earlier lintels have a horizontal groove visually dividing them in half, while the later lintels have flat surfaces without grooves. The window pattern on the west facade facing the alley changes between the fourth and fifth floors. The lower floors have triple windows filling each bay while the upper floors have fewer windows in the southernmost three bays. The brick pattern also changes between the fourth and fifth floors on the west facade, with running bond used below and common bond above. In addition, the detailing of the building's staircases changes between the fourth and fifth floors. Up to the fourth floor, they have decorative railings that are detailed according to D. H. Burnham and Co. drawings from 1911 and 1912, while staircase railings above the fourth floor are much simpler in design.

Throughout the years 1912 to 1929, the period of significance for the Boyce Building, the portion of the building that was occupied by Boyce and his publishing company remained the same. When the first two phases of construction were completed in 1914, the W. D.



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Boyce Publishing Company occupied the entire four-story building. Even after the addition of eight floors between 1921 and 1923, Boyce continued to operate his publishing company out of the same spaces within the building and reserved the new floors for rental tenants. One exception was the penthouse, which became Boyce's home while in Chicago.

### The Boyce Building today

The Boyce Building as it exists today, a 12-story plus penthouse office building, is essentially what was completed in 1923. The building's footprint covers its rectangular lot. The building was designed without a light well and each floor contains approximately 12,000 square feet. The Boyce Building is designed in a variation of the Chicago Commercial style with its underlying structural system given visual emphasis through slightly projecting vertical piers and bays filled with double-hung windows. A small mechanical penthouse, housing the building's water tanks, also contains several rooms used by Boyce as a pied-a-terre during the last years of his life. The building is located within the Near North Side, an area containing a mix of commercial and governmental buildings of greatly varying age, size, and function, plus scattered surface parking lots. Most buildings are similar to the Boyce Building in that they occupy all or most of their lots, utilizing party wall construction techniques. The Boyce Building has functioned as a commercial building within a commercial neighborhood throughout its history. It possesses overall good exterior integrity, although some changes have occurred to the building's entrances, first-floor windows, and principal cornice. Interior integrity is consistent with the building's history since 1923 as a rental office building. Of all interior spaces, stairwells retain the greatest percentage of original design features and materials from the building's period of significance, 1912-1929, although several upper-floor corridors may retain original configurations from the 1921-1923 expansion. Tenant spaces within the building have been remodeled repeatedly; original wood window trim surrounding some windows is the only design feature remaining in these spaces from the building's period of significance.

The Boyce Building's two principal facades, the Dearborn (east) facade and the Illinois (south) facade, have certain common design characteristics. The building's underlying steel frame, six bays wide along Illinois and seven bays on Dearborn, is clearly expressed in the exterior arrangement of vertical and horizontal elements. The first two floors are clad with smoothly finished, light gray Vermont granite which provides a strong visual contrast to the building shaft, a grid of dark red brick spandrels and projecting piers, laid in running bond.

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The building originally was crowned with a projecting terra cotta cornice; it was removed during the 1980s and replaced with a flat parapet wall. A secondary cornice, very simple in profile, divides the building shaft between the tenth and eleventh floors.

Both principal facades also have common window treatments. Large first-floor windows have silver-finish aluminum window frames, each consisting of a large central pane flanked by tripartite side sash. Second floor windows made of red-painted wood are Chicago School windows in type, consisting of a central, inoperative pane flanked by four-over-four, double-hung sash. Each red-painted metal spandrel between first- and second-floor windows is detailed with three decorative panels, edged with egg-and-dart moldings and decorative classical festoons. Above the second floor, each bay is filled with a set of three red-painted wood windows, each with double-hung, one-over-one sash. Window lintels and sills are gray terra cotta.

The Dearborn (east) facade of the Boyce Building differs from the Illinois (south) facade in its width (seven bays), the treatment of first-floor entrances, and the penthouse. The building's main entrance is contained within the northernmost bay on the Dearborn elevation. The entrance doors are recessed at a 45-degree angle and are built of silver-finish aluminum. These doors are paired with a gray-granite wall at a matching angle. An aluminum canopy with rounded corners shelters the entrance. The red-painted metal spandrel above the Dearborn entrance has similar detailing as other second-floor spandrels, but also retains the original name of the building, "Boyce Building No. 2." Two additional recessed entrances with aluminum doors and frames provide direct access to first-floor tenant spaces. The small penthouse, faced with brick and approximately two bays wide, sits atop the Boyce Building directly above the Dearborn Street entrance.

Visual characteristics specific to the Illinois (south) facade include the treatment of the Boyce Building's secondary entrance and a fire escape. The Illinois Street entrance is contained within the westernmost bay of the Illinois facade. It is slightly recessed and has aluminum doors and frames. The first-floor windows in the adjacent bay, left of the entrance, have similar aluminum frames. The second-floor windows in these two bays are four-part windows with vertical aluminum sash. In between, the original metal spandrels have either been covered or replaced by the existing white ceramic tile panels. A cast-iron fire escape is attached to the building at the second bay from the Illinois-Dearborn corner.

The west facade of the Boyce Building faces an alley and is built of common brick. A

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freight entrance occupies the second bay from the street corner. The first four floors are clad with white-painted common brick and are laid in running bond, a brick bond where only stretchers are used and metal ties provide needed stability. The upper floors also are clad in common brick, but they have been left unpainted and laid in common bond, a brick bond where five rows of stretchers alternate with one row of headers. Windows on the first four floors are grouped in threes, and several windows have been bricked in. Above the fourth floor, the northernmost four bays retain groups of three windows, while the southernmost three bays have an increased proportion of brick wall to window. There is a variety of window sash configurations, the most common of which is two-over-two, double-hung sash. A fire escape is attached to the building at the third bay from the northern edge of the building. The main penthouse and a smaller staircase penthouse extend above the main roofline.

The north facade of the Boyce Building, designed as a party wall, has similar visual characteristics as the west facade. It is faced with common brick and has mostly two-over-two, double-hung sash grouped singly and in pairs. Staggered windows reveal the existence of the building's main staircase, which rises from the Dearborn Street entrance lobby to the penthouse.

The Boyce Building as originally designed in 1911 by D. H. Burnham and Company was essentially a loft building that would accommodate both light manufacturing and offices. The W. D. Boyce Publishing Company was to occupy the basement and first four floors, while the upper floors could be configured as needed for rental tenants. As built in 1912 and 1913-1914, the Boyce Building only fulfilled half of this building program, the specific spatial needs of Boyce's printing plant and business offices. The basement contained a power plant that furnished light and heat for the building, plus storage for a month's supply of newsprint. The first floor contained the company's five printing presses, weighing from 180,000 to 240,000 pounds apiece and visible to passers-by through the first-floor windows. When running at full capacity, Boyce's plant could print, fold and count 120,000 Saturday Blades or 60,000 Chicago Ledgers in one hour. The first floor also contained a mail room, where small freight cars were filled with Boyce publications, lowered by elevator to freight tunnels lying under Chicago's downtown streets, and hauled to the central post office for mailing. The second floor housed the company's general offices, including business, auditing and circulation staff that kept track of Boyce's news agents across the United States. Editorial and advertising staff shared the third floor with the engraving department, while the fourth floor was the location for the composing, stereotyping, and electrotyping staff.

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The 1921-1923 expansion, supervised by Christian Eckstorm, essentially completed the building program laid out a decade earlier. Office floors were added for rental income while the essential character of the earlier section of the building, containing Boyce's publishing company, remained unchanged. As completed in 1923, the Boyce Building became what had been planned by Boyce from the beginning, a commercial building containing both his publishing company and rental offices. In the years since, it has continued to house a variety of commercial tenants, consistent with Boyce's original intent.

The Boyce Building retains most of its original exterior features from the 1912, 1913-1914, and 1921-1923 construction stages. Exterior alterations are confined mostly to first floor windows and entrances. First-floor window sash along both Illinois and Dearborn streets was replaced in 1949 during a renovation supervised by the Austin Company, an architectural-engineering firm with offices in the Boyce Building. At the same time, the Austin Company also designed a new Dearborn Street entrance of aluminum and polished gray granite, plus an aluminum entrance canopy. The Illinois Street entrance was remodeled at a latter date, sometime in the 1960s or early 1970s, at the same time that the accompanying second-floor windows and spandrels also were altered. The Illinois Street fire escape also may be a later addition. A rendering of the completed 1923 building, published in a rental brochure, does not show the fire escape, although a photograph of the building, undated but probably from the 1930s, shows the fire escape in place. The Boyce Building also has suffered the loss of its primary cornice. Constructed of gray terra cotta, it was taken down in the 1980s and replaced by a flat parapet wall.

As a loft building intended to accommodate both light manufacturing and office uses, the Boyce Building has an interior that was conceived as a series of flexible interior spaces, to be remodeled as needed by the changing needs of the Boyce Publishing Company and rental tenants. The only interior features that appear to retain some physical integrity from the building's period of significance, 1911-1929, are the two staircases leading from the Dearborn and Illinois street lobbies, several common corridor configurations on upper floors, some interior woodwork surrounding windows, and the penthouse.

As originally designed by D. H. Burnham and Company, the two street lobbies and staircases were the most elaborate interior common spaces. The Dearborn Street lobby, historically considered the building's primary entrance, originally was a rectangular space with classical ornamentation similar to that found on second-floor exterior spandrels. It was redesigned as an elegantly finished Art Moderne space by the Austin Company as part of their 1948-

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1949 renovation of the building. Walls are clad with highly polished gray granite, accented with a cream-colored terrazzo floor. Elevators and furnishings such as a mailbox and tenant board are detailed with silver-finish aluminum. Recessed strip lighting outlines the ceiling edge. Starting at the second floor and extending through the fourth floor, the main staircase from the Dearborn Street lobby retains original D. H. Burnham wrought- and cast-iron railings, which date from the 1912 phase of construction. Above the fourth floor, the cast-iron staircase dates from the 1921-1923 Eckstorm expansion and is much simpler in detail.

The Illinois Street lobby, conceived as a secondary entrance, was built in the second phase of construction in 1913-1914, also supervised by D. H. Burnham and Company. It was remodeled in the 1960s or early 1970s. Walls are paneled in medium-brown wood, floors are white terrazzo, and acoustical tile covers the ceiling. The lobby does retain its original D. H. Burnham and Company-designed staircase, built of wrought- and cast-iron. As with the Dearborn Avenue staircase, the Eckstorm-designed staircase begins at the fourth floor and continues to the top floor.

Most other interior spaces, including floors once occupied by the W. D. Boyce Publishing Company, have been remodeled many times for a succession of tenants. One physical feature from the period of significance may be the configuration of common corridors on the fifth, seventh, 10th and 11th floors, which may date from the 1921-1923 Eckstorm expansion. However, these remaining corridors have been remodeled since 1929 with more recent flooring and office doors and trim. In addition, some windows in both common and rental spaces retain their original wood trim.

The building penthouse, which also dates from the Eckstorm expansion, appears to retain some of its original room configuration. One major change occurring after the building's period of significance, 1912-1929, is the subdivision of the penthouse into two sections. The easternmost section is used for rental offices while the westernmost section currently is not occupied by rental tenants. A small vestibule added after the period of significance provides access to both sections. Simply detailed with wood and plaster, the penthouse rooms are arranged around the building's water tanks. Boyce had moved his family to Ottawa, Illinois, after the purchase of a large estate there in 1903. In the years following, the publisher kept a series of Chicago addresses, including rooms at the Union League Club and the Chicago Athletic Club. After the penthouse's completion in 1923, Boyce used it as a  pied-a-terre  while in Chicago tending to business.

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The Near North Side, the Chicago community area within which the Boyce Building is located, has seen several waves of real estate development and redevelopment in the years since its original subdivision in the mid-nineteenth century. The oldest buildings in the Boyce Building's immediate neighborhood are small-scale commercial buildings, two to five stories in height, built to replace buildings destroyed in the Chicago Fire of 1871. The next wave of development between 1885 and World War I saw the construction of larger-scale loft manufacturing buildings built to house the thriving manufacturing businesses that were populating the Near North Side during this period. There are also a number of governmental buildings in the neighborhood. The block directly to the south was the site for the Cook County Criminal Courts Building and the County Jail. The Criminal Courts Building survives as an office building; the Jail was replaced by a Chicago Fire Department fire station built in 1969. In addition, a United States Post Office is located a block north at Grand Avenue and Dearborn Street. Surface parking lots are scattered throughout the neighborhood.

The Boyce Building's immediate neighbors reflect this mix of scale and uses. It is bounded on the north by a two-story limestone-clad building built in 1915 as a automobile garage and since remodeled as a commercial building. To the east across Dearborn Street is a five-story cast-concrete office building designed in 1925 for the Portland Cement Association, and an eight-story brick telephone building constructed circa 1965. Diagonally across the Illinois-Dearborn intersection is a surface parking lot. South of the Boyce Building, across Illinois Street, is the already mentioned fire station. West of the building, across an alley, is another surface parking lot. West of the fire station and parking lot, facing North Clark Street, are two three-story brick commercial buildings, built in the first wave of reconstruction after the Chicago Fire.

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### 8. Narrative Statement of Significance

The Boyce Building meets Criterion A for the National Register of Historic Places as the only surviving building associated with the history of the W. D. Boyce Publishing Company, an important company associated with the history of communications in the United States. The period of significance for the Boyce Building is from 1912 to the mid-1930s, the period during which the company was located at this building and was publishing its influential weeklies, the Saturday Blade and the Chicago Ledger. Boyce's publications, especially the Saturday Blade and the Chicago Ledger, were read by millions of readers throughout North America between 1887 and the mid-1930s. Their sensationalist treatment of fiction and world events helped satisfy the thirst for current news and literature felt by millions of rural and small-town people without ready access to big-city daily papers or bookstores. The Boyce Building is an important building through which to interpret the publication and distribution of these popular periodicals meant for family reading. Within the historic context of Chicago publishing, the Boyce Building is an important physical reminder of the growth of Chicago as a important publishing center in the United States in the late 19th and early 20th century.

The Boyce Building also meets Criterion A as a building that represents the history of the Lone Scouts of America, an important organization associated with the social history of the United States from 1915 to 1924. The Lone Scouts was part of a broader social movement dedicated to the improvement of the physical and mental health of American boys through organized activity. Efforts at strengthening the moral fiber of young men can be traced back into the nineteenth century with the establishment of the Young Men's Christian Association (Y.M.C.A.) in 1867, but they gained momentum during the decade after 1900. Several organizations were founded during this decade with the intent to direct boys towards wholesome pursuits. Most of these groups came together in 1910 to form the Boy Scouts of America. Incorporated by William Dickson Boyce in 1910 and led by men formerly associated with the Y.M.C.A., the Boy Scouts emerged during the 1910s as the dominant organization in American cities and large towns dedicated to the physical and mental development of American boys.

The Lone Scouts of America was part of this ongoing social movement. It was founded by William Dickson Boyce in 1915 and was conceived as a complementary organization to the Boy Scouts of America. The Lone Scouts was intended for rural and small town boys who, because of geographic isolation or parental reluctance, were unable to join in a Boy Scout troop. The focus of the Lone Scouts was not group activity led by an adult troop leader, as

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with the Boy Scouts, but individual activity directed by the national organization through a new Boyce Company magazine, Lone Scout. Headquartered in the Boyce Building, which became known to individual Lone Scouts as the "Long House," Lone Scout was the main link between individual Lone Scouts and the national organization, providing instructions on Lone Scout examinations plus a variety of articles and stories of interest to boys. An important aspect of the Lone Scout organization as it developed was its self-government. By 1920, individual Lone Scouts were contributing most of the articles for Lone Scout, and the organization, although still headquartered in the Boyce Building, depended upon the help and assistance of long-time Lone Scouts for its management. Lone Scout membership rose to more than 500,000 by 1920, rivaling the Boy Scouts. Despite these numbers and the fierce loyalty of Lone Scouts, financial difficulties in the early 1920s led Boyce to agree to a merger between the Lone Scouts and the Boy Scouts. This union of the two organizations in 1924 effectively doubled the membership of the Boy Scouts of America and strengthened its organizational presence in many small rural communities throughout the United States.

The Boyce Building also meets Criterion B as the only surviving building associated with the accomplishments of William Dickson Boyce as the founder of the Boy Scouts of America and the Lone Scouts of America, two organizations important in the social history of the United States between 1912 and 1924, the period during which Boyce's contributions to these organizations were greatest. Through a chance encounter with a Boy Scout in London in 1909, Boyce became acquainted with the tenets of the newly established Boy Scout movement in Great Britain. He returned to America and incorporated an American equivalent, the Boy Scouts of America (BSA), in 1910. Although he remained only peripherally involved in the BSA after his initial efforts in 1910, Boyce is honored today as the founder of the organization. In addition, Boyce is also an important figure in the American Boy Scout movement through his founding of the Lone Scouts of America (LSA). With his column in each issue of Lone Scout magazine, Boyce became a visible and much beloved leader to the thousands of Lone Scouts throughout the United States who knew him as "Chief Totem". After the merger of the LSA with the BSA in 1924, Boyce was honored for his lifetime achievements on behalf of American boys. In 1926 he became one of the first recipients of the Silver Buffalo, the highest honor of the Boy Scouts of America. The Boyce Building is the only existing building associated with Boyce's significance to the Boy Scouts of America and the Lone Scouts of America. No building associated with Boyce's founding of the Boy Scouts stands from 1910, the year the organization was founded. The Boyce Building, as the headquarters for the Lone Scouts and Lone Scout magazine, is the only existing building associated with the Lone Scouts during its years as an independent



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organization, 1915 to 1924.

### Boyce's career in publishing

Boyce's career as a publisher and his importance as a founder of the Boy Scouts of America and the Lone Scouts of America are intertwined. The rest of the narrative statement of significance provides basic biographical information concerning Boyce, focusing on aspects of his life relevant to his publishing career and his efforts on behalf of the Boy Scouts and the Lone Scouts. It discusses at some length the Saturday Blade and the Chicago Ledger, the major Boyce publications, and attempts to place them in the context of newspaper and magazine publishing of the late nineteenth century. The narrative then discusses Boyce's role in the founding of the Boy Scouts of America. Finally, the narrative examines the history of the Lone Scouts of America, Boyce's role in its founding and operation, and its place in the context of other early 20th century organizations devoted to the physical and mental nurturing of American boys.

William Dickson Boyce was born on June 16, 1858 in Allegheny County, Pennsylvania, east of Pittsburgh. His parents, David and Margaret Boyce, were the owners of a "poor hillside farm", as a relative later recalled, and Boyce was exposed from an early age to both the hardships and pleasures of isolated rural life in nineteenth-century America. Growing up in a farming community gave him an excellent insight into the desires that farm families had for better contact with the larger world, a knowledge that would serve him well both in the guidance of his publications and the Lone Scouts.

In 1881, Boyce moved to Chicago after having attended the Preparatory Department of the College of Wooster, Ohio for three years. He began a series of jobs during the next few years that brought him varied experience in publishing and advertising. For a few months, he sold advertising space for a Chicago monthly magazine, then left the city for Winnipeg, Manitoba, where he began his publishing career. With the help of a partner, James W. Steen, Boyce briefly published The Commercial, "issued every Tuesday in the interest of Financial, Mercantile & Manufacturing Classes of the North-West." Before the end of 1882, Boyce returned to the United States and worked briefly as a reporter for a newspaper in Fargo, Dakota Territory (now North Dakota). By December 1882, Boyce was living in another town in the territory, Lisbon (also in North Dakota), where he started a weekly newspaper, the Dakota Clipper.

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Publishing a small-town weekly newspaper was a growth industry in the United States in the years following the Civil War, tripling in number between 1865 and 1890 to over 12,000, according to Frank Luther Mott in his seminal book, American Newspapers. Even towns as small as 1,000 often boasted of two weeklies, offering inhabitants local news and gossip. By available accounts, Boyce was an enthusiastic publisher, involving himself in the rough-and-ready politics of a territorial town. Unfortunately, Boyce was unable to compete with a more established Lisbon newspaper and in January 1885 he sold the Clipper and returned to Chicago.

In 1884, while still operating the Clipper, Boyce had involved himself in a broader journalistic venture when he organized and managed the Bureau of Correspondence for the New Orleans Cotton Exposition. This job, providing news stories from the fair to 1200 member newspapers, gave him first-hand knowledge of small-town weeklies' demand for news stories. Upon returning to Chicago in 1885, Boyce, with the Chicago printer R. R. Donnelley as his partner, started a "ready print" service for small-town papers. The "ready print", or "boiler plate," industry had begun during the Civil War when understaffed weekly newspapers began to buy already-printed newspaper pages from larger papers and inserted them within their own papers. This business grew from an ad-hoc arrangement between a few individual newspapers into an established industry of "ready print" companies that serviced many small newspapers by the 1880s. Although many newspapers were touted as being "all home print" and their publishers derided competitors for using "ready print" services, the industry prospered. "Ready print" pages were cheap to produce and often were high in quality, filled with miscellaneous news that appealed to small-town readers.

Boyce, ever aggressive in his business dealings, soon saw an opportunity to create an even more prosperous business than one dealing in "ready print." Combining his experience as a small-town weekly newspaper publisher and his "ready print" business, Boyce decided that there was room for a weekly newspaper dedicated to a national audience of small-town and rural readers. Filled with a combination of news and features typical of "ready print" pages, this paper would eliminate the "middle man" of the local newspaper publishers and be sold directly to readers by Boyce news agents. Boyce persuaded three investors--Donnelley, Byron D. Adsit, and Jay W. Clark--to join him, and each contributed \$10,000 towards the new venture. In June 1887, the Saturday Blade was published with a first run of 10,000. Within three months, Boyce bought out his partners and began solo management of the fledgling newspaper. It soon became a great financial success among its intended audience and was the foundation for the new W. D. Boyce Publishing Company.

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The Saturday Blade was an eye-opener for the average small-town reader, offering sharply written news stories on a wide range of topics, from the most important national and international events to quirky human-interest stories. The newspaper's tone was sensationalist in its emphasis on bold headlines and scandals of all sorts, especially adultery. Boyce company letterhead from the early 1910s stated that the Saturday Blade:

is a big weekly newspaper, full of the big things that happen. Special attention is paid to news that continues from week to week; also to new inventions and discoveries. At all times it has an expedition in some part of the world, for new and curious descriptive articles and photographs.

In its combination of energetic writing, aggressive coverage of both domestic and foreign news, and an editorial bias balanced somewhere between sleaze and sentimentality, the Saturday Blade showed the influence of the most influential American newspaper of the 1880s, the New York World. Bought in 1883 by the St. Louis publisher Joseph Pulitzer, the World soon became a very profitable mix of news and human-interest stories, emphasizing gossip, scandal, and general sensation. Pulitzer's success inspired what was dubbed "the New Journalism" and the World was imitated by newspaper publishers throughout the country, including Boyce. Whereas most imitators of Pulitzer's methods published big-city daily newspapers similar in size and scope to the New York World, Boyce translated Pulitzer's ideas to the world of the small-town weekly, albeit one of national circulation. The Saturday Blade took elements familiar to readers of the New York World--brash headlines, newspaper-sponsored expeditions around the world chronicled in the newspaper, and tales of human folly and redemption--and tailored them to the tastes of small-town and rural America.

The Saturday Blade brought such financial success to Boyce that he was able to purchase a second publication, the Chicago Ledger, in 1891. Started in 1872, the Chicago Ledger was the most successful of several so-called "family-story papers" begun in Chicago in the years following the Chicago Fire of 1871. Herbert Fleming noted in his important study of nineteenth-century Chicago periodicals, Magazines of a Market-Metropolis, that these periodicals, intended for family reading on Sundays, were typical Chicago business ventures in their emphasis on common taste and quick profit. These quasi-magazines, printed on newspaper stock, were filled with sentimentally written short stories and serial novels, more notable for their moral tone than for literary excellence. More than a half-dozen similar magazines were established in Chicago between 1872 and 1876, most of which survived only

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a few years. The Chicago Ledger was an exception. Founded by Samuel H. Williams in connection with a "ready print" business, the Chicago Ledger prospered moderately in its first years, achieving a circulation of 10,000 by 1879. After his acquisition of the Chicago Ledger, Boyce increased circulation dramatically, making it the preeminent periodical of its type in the Midwest.

The format of the Chicago Ledger changed relatively little over decades of Boyce Company ownership. Published on newsprint, the typical Ledger continued as a mix of short stories and serial novels suitable for Sunday reading by an entire family. By modern-day standards, Ledger story titles were often sensationalist. Examples from 1912 include "The Doge's Daughter; or, the Vampire of Venus;" "The Runaway Wife; or, the Trail of Vengeance;" "The Poppy Girl, or Daring the Bar Sinister;" and "In Old Slavery Days; or, the Octoroon's Revenge." Despite their somewhat tawdry emphasis on sex, these stories were rather conventional in their emphasis on middle-class morals and social values. Boyce Company letterhead from the 1910s stated that Chicago Ledger stories were "all written to order, usually topical, and with a moral that helps to shape public opinion in favor of Justice, Right, and the Nobility of Labor."

This editorial philosophy reflected the influence of the New York Ledger, the prototype for the Chicago Ledger and all other "family story-papers". Bought in 1850 by Robert Bonner, the New York Ledger soon became tremendously successful with its emphasis on "thrillers" and sensation, but its stories were never intended to offend any one with salacious or improper tales. Bonner was asked about his editorial philosophy upon his retirement in 1887:

When I first bought the Ledger, I pictured to myself an old lady in Westchester with three daughters, aged about twenty, sixteen and twelve, respectively. Of an evening they come home from a prayer meeting, and not being sleepy, the mother takes up the Ledger and reads aloud to the girls. From the first day I got the Ledger to the present time there has never appeared one line which the old lady in Westchester County would not like to read to her daughters.

Boyce's selection of stories for the Chicago Ledger was similarly intended to entertain, not shock or anger.

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In both its production standards and its content, the Chicago Ledger was a good match for the Saturday Blade. Both could be printed on the same types of presses and using the same kind of paper. The Ledger's emphasis on lurid literature made a good fit with the Blade's emphasis on sensational news stories and miscellaneous human-interest pieces. Boyce marketed the two periodicals as "Boyce's Big Weeklies" and encouraged readers to buy both, promising that the Chicago Ledger and the Saturday Blade provided all necessary weekend reading for the typical small-town or farm family.

Boyce sold the Saturday Blade and the Chicago Ledger through a network of newsboys recruited from small towns around the United States and Canada. Working on a commission system and under strict guidance from the company headquarters in Chicago, a typical newsboy picked up his weekly supply of Blades and Ledgers at his local post office on Friday afternoon after school. Friday evening and Saturday were spent going door-to-door selling the papers. Boyce gave each new recruit a great deal of written encouragement on how to most effectively market "Boyce's Big Weeklies", essentially providing a correspondence course in direct-sales techniques. One flyer, entitled "Who to Ask to Buy the Blade and Ledger," recommended that a newsboy should sell first to his parents and relatives, then approach those store owners with whom his parents did business. Boyce even provided a standard sales pitch to use with potential buyers. Above all, Boyce encouraged newsboys to be assertive and energetic, stating that "you never can tell who will buy the Blade and Ledger from you. The best way to make sure is to tackle everyone you see." A sample subscription sheet from the 1910s was titled "Help A Hustler" and encouraged potential subscribers to see the purchase of Boyce papers as a means to help instill self-motivation and an appreciation for hard work in the young newsboy.

Boyce also made a strong sales pitch to the parents and teachers of potential newsboys, encouraging them to support employment with the Boyce Publishing Company. A 16-page booklet, How to Train Your Boy to make Money \$, was aimed at parents. It extolled the virtues of hard work and the improvement in personality and character brought about by working as a Boyce newsboy. It emphasized that such work, being limited to Friday afternoons and Saturdays, did not distract a boy from school work. In fact, the sale of Boyce papers was touted as an excellent first exposure to adult responsibility, requiring a boy to be accountable for both his time and money. The booklet concluded with testimonials from both boys and parents concerning the beneficial aspects of working as a Boyce newsboy.

In the context of available work opportunities for small-town boys in the late nineteenth and

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early twentieth centuries, employment as a Boyce news agent was highly attractive. Out of each five-cent sales of a Blade or Ledger, the boy kept two cents. He also was eligible for premiums, such as ice skates, coats, canteens, and compasses. By the 1920s, Boyce also was encouraging sales with lavish-sounding contests, even offering automobiles for the greatest number of sales. The most interesting of these contests awarded lucky boys (and girls, by the 1920s) with ponies. One such contest, held sometime in the late 1920s, was promoted with a four-page flyer. Featuring a photo of Boyce, it announced, "W. D. BOYCE, the Man Who Started the Boy Scouts of America, Will Give Five Beautiful Shetland Ponies to Boys and Girls." Below, a photograph of a black pony and rider was accompanied by the text, "This is an Actual Photograph of 'BLACK ORPHAN' with One of His Many Friends" and "'BLACK ORPHAN' WANTS A HOME WITH SOME BOY OR GIRL WHO WILL BE KIND TO HIM." The inside of the flyer gave instructions on how to participate in the contest, while the back page was devoted to "THE STORY OF 'BLACK ORPHAN'," as related by "Uncle Jim, the Shetland Pony man." Full of pathos, the story of how Black Orphan got his name and his need to find love with some little boy or girl is a classic example of advertising copy, encouraging through tear-jerking prose large sales of Boyce publications.

In his short biography of Boyce, Walter F. Conley states that Boyce was the first to organize boys for the purposes of selling newspapers and magazines. Whether true or not, Boyce's organization of newsboys certainly was one of the largest and most widespread of its kind during the late nineteenth and early twentieth centuries, originating before the better-known Saturday Evening Post's similar network of agents. At the height of Boyce's financial success in the mid-1910s, he employed more than 30,000 young men in small towns throughout North America. In an advertising flyer entitled, "Reaching the Small Town Field," Boyce notes that the circulation of "Boyce's Big Weeklies" for the week of February 15, 1914 was 1,250,593. He further breaks down readership by geographic location. Every state of the Union had readers of Boyce publications, from a high of Pennsylvania's 76,909 to the District of Columbia's 401. Boyce sold the Saturday Blade and the Chicago Ledger internationally as well, with 60,855 customers in Canada and even 75 in Central America and five in Cuba.

The Saturday Blade and the Chicago Ledger remained the cornerstones of Boyce's publishing empire throughout his career. But he also published a number of other periodicals with greater or lesser staying power among the company's readership. Additional publications early in Boyce's career include the Chicago World, published briefly in the early 1890s, and Women's World, a "story paper" targeted for women that flourished for a decade

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at the turn of the century. Later publications include The Farming Business and Boyce's World Weekly during the 1910s and Extra Money and Movie Romances in the 1920s. These periodicals all have certain similarities with the Saturday Blade and the Chicago Ledger, but they attempt to focus on specific sub-groups within the audience held by the larger publications. This specialization of Boyce's magazines during the 1910s and 1920s reflects a larger trend in magazine publishing during these years towards greater subject specialization.

Boyce's World Weekly, intended to be an outgrowth of the travel stories and news items on inventions and technical advancement found in the Saturday Blade, does not appear to have lasted very long in the 1910s. The Farming Business was more successful. Begun as The Inter Ocean Farmer, the paper was bought by Boyce in 1914 as his entry into the important agricultural periodical market. Published weekly in a similar format and size as The Chicago Ledger, it was targeted towards rural readers and was filled with articles on the business of farming, providing information on the latest in agricultural research and trends. Typical articles included "Cost of Farm Labor," "Marketing by Parcel Post," "Developing the American Draft Horse," and "What Sheep to Raise." However, it still reflected the Boyce interest in reaching all members of a reader's family, providing articles on home economics and youth agricultural clubs around the country. Boyce also included general news stories, both domestic and international, in a section entitled, "Important News of the Week."

Extra Money, begun in 1924, was subtitled, "A Monthly Magazine of Practical Inspiration." Published monthly on newsprint and similar in size to the Chicago Ledger, it advocated direct-sales techniques as a sure means of "extra money." Movie Romances, begun in 1925 and also published monthly, tapped the burgeoning interest in the motion picture industry, providing the reader with celebrity profiles, movie star tips on fashion and beauty, and short stories set in Hollywood. Both publications adhered to Boyce's principle that all of his publications be suitable for the entire family. Even Movie Romances, with its potential for scandal, hewed to a quietly moral tone in its fiction and articles.

Despite Boyce's publication of a variety of periodicals throughout his career, the heart and soul of his publishing company remained "Boyce's Big Weeklies", the Saturday Blade and the Chicago Ledger. When circulation of the two publications began to slip in the early 1920s, Boyce began efforts to stabilize their profitability. The two publications had long been marketed as a single publication and were popularly known as "the Blade and Ledger." In June 1925, Boyce officially combined the two, creating the Blade and Ledger, a monthly

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devoted to news and fiction. Circulation appears to have rebounded by the following year, when Boyce claimed a circulation of 1,250,000 for the combined publication. The Blade and Ledger continued to be published after Boyce's death in 1929, eventually ceasing publication in the mid-1930s.

Boyce's success in publishing made him a very wealthy man, with an income during the first decade of the 1900s, before the institution of a federal income tax, estimated at \$350,000 a year. He lived lavishly, first in a large house on the northwest corner of West Wrightwood Avenue and North Hampden Court in Chicago, then at a country estate in Ottawa, Illinois, which became his primary residence. (Both houses have since been demolished.) Given free transportation by railroad companies due to his profession as a publisher, he travelled widely and often throughout the United States in his private Pullman car. A favorite destination was the former Fort Sisseton in northeastern South Dakota. Abandoned by the federal government in the 1890s when the threat of Indian attack on white settlers had abated, Fort Sisseton was bought by Boyce for use as a vacation retreat and hunting lodge. The fort was acquired by the State of South Dakota in the late 1920s or early 1930s and is now a state park. It was listed on the National Register of Historic Places in 1973.

Despite his wealth and influence, Boyce kept a relatively low profile in Chicago society. His favorite club was the Union League Club, which served for years as his home while in Chicago. He also belonged to the South Shore Club and the Chicago Athletic Club. His one political office was in 1894, when he served as the first president of the Cook County Civil Service Board. Typically, his most prominent venture into the political realm was related to publishing. In 1906, Boyce organized the American Weekly Publishers' Association for the purpose of promoting "the interest of every weekly publication that enjoys second class postal rates." The United States Post Office previously had announced plans to increase second-class rates, striking at the profitability of Boyce's company. The publisher was adamant in his defense of the status quo and devised a typically blunt and aggressive counter-measure. Appearing in Washington, D. C. before the Postal Commission, Boyce advocated the privatization of postal service in the United States. He proposed the formation of a private corporation, funded with \$50,000,000 to be raised among private investors, that would replace the existing United States Post Office. Boyce stated that private business could do the work of the Post Office more cheaply and efficiently. He proposed "to reduce by half all postal rates, establish a rural postal express and apply business methods throughout." His overhaul of the postal system would have eliminated political patronage and Congressional franking privilege and was far too radical for the



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times. Efforts to raise second-class postal rates were quietly shelved by the Post Office.

For readers of the Saturday Blade, the Chicago Ledger, and other Boyce publications, Boyce himself was a well-recognized figure. His picture was used constantly in subscription and advertising ads for the company, and the publisher's byline appeared frequently in the Blade. Boyce liked to travel and he often served as his own chief correspondent in times of war, filing reports from Cuba during the Spanish-American War and Europe during World War I. More commonly, Boyce would organize long expeditions to countries little known by the average American, sending back stories and photographs that intrigued Blade readers with exotic sights and peoples. Starting with a tour of South America in 1910-1911, Boyce's travels and news articles became the foundation for a series of travel books. Published by the Chicago-based Rand-McNally Publishing Company, these books include Illustrated South America (1912), United States Colonies and Dependencies (1914), Australia and New Zealand (1922), and Illustrated Africa (1925).

### Boyce and the Boy Scouts of America

Boyce's first recorded exposure to the Boy Scout movement took place in 1909 while pausing briefly in London before starting one of his more unusual expeditions for the Saturday Blade. Former President Theodore Roosevelt was on safari in Africa during 1909, and things African were the rage in American newspapers. Boyce wanted to provide photographs of African wildlife for the Blade in order to take advantage of this interest and he was persuaded that photographing wild animals from hot-air balloons would yield spectacular results. The promotional excitement of such a venture appealed to Boyce and "W. D. Boyce's Balloonograph Expedition" was organized during the summer of 1909.

While details were being arranged by subordinates, Boyce traveled to London for business. What then happened has been recounted numerous times by many different writers. In a letter to James E. West, Chief Scout Executive of the Boy Scouts of America, dated February 27, 1928, Boyce provided an account of his fateful encounter with a British Boy Scout:

One foggy afternoon I came out of the Savoy Hotel and crossed the Savoy Court to the Strand. Owing to the congested traffic I was in doubt whether to try to cross the street or not when a boy about ten or twelve years old, I

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think he had a lantern or a light of some kind in his hand, asked me if I wished to cross the street. I told him I did and he piloted me to the other side. I then offered to tip him and he refused it on the basis that he was doing a good turn as a Boy Scout.

Intrigued, Boyce sought out the office of Sir Robert Baden-Powell, the founder of the British Boy Scouts, and secured literature on the young organization, including a copy of Scouting for Boys, the "bible" of the new movement.

While in East Africa on the Balloonograph Expedition (a failure in terms of useable wildlife photographs), Boyce studied this material and became excited at the possibility of establishing an American Boy Scouts. After four months in Africa, Boyce returned to London to learn more about the organization. Some accounts have Boyce talking to Baden-Powell himself; Boyce, in his 1928 letter, merely mentions an unnamed official in Baden-Powell's office. Regardless, Boyce returned to the United States determined to start a similar organization. He hired J. Woodland Gates, a Washington, D.C. lawyer, for the necessary legal works, and on February 8, 1910, the Boy Scouts of America (BSA) was incorporated.

Boyce's interest in an organization such as the Boy Scouts was not an isolated one. The early 1900s saw the formation of a number of organizations in the United States dedicated to the physical and mental nurturing of boys. Besides the venerable Y.M.C.A., two of the more prominent groups were the Woodcraft Indians, created in 1902 by Ernest Thompson Seton, and the Sons of Daniel Boone, begun in 1905 by Daniel Carter Beard. Both men were writers and artists with a keen interest in nature and their organizations emphasized outdoor activities meant to build confidence and character in boys. By 1909, news of Baden-Powell's Boy Scout movement had reached America and interest in an equivalent American organization began to grow. Y.M.C.A. officials were working to unite many of the existing groups into a single national organization when they heard of Boyce's fledgling organization. Representatives from the Y.M.C.A. met with Boyce in his Chicago offices on May 3, 1910 and persuaded him to back their efforts. Boyce admitted at the time that his efforts to promote the Boy Scouts of America had not been very fruitful and that he did not have the time to work with it further. He not only agreed to allow the Y.M.C.A. organizers to use the BSA as the new umbrella organization, but pledged \$1,000 a month towards staff salaries and other expenses.

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Beyond this sorely needed financial contribution, Boyce did not participate much in the administration of the Boy Scouts of America nor does the BSA appear to have actively sought his continued participation. The reasons for this are varied. Boyce's trip to South America in late 1910, lasting many months, took him out of the country during much of the organization's critical first year. A personality clash between Boyce and the newly appointed Chief Scout Executive, James E. West, has been cited as well. Historians chronicling the early years of the Boy Scouts of America have suggested that BSA officials, many of whom were former Y.M.C.A. officials, were uncomfortable with the sensationalism of Boyce's publications and were unsure of Boyce's motives in incorporating the BSA. Boyce's main offer of support in the years following 1910, an offer to finance and publish the BSA's new magazine, Boy's Life, was turned down by the BSA in 1912.

Despite his relative lack of involvement in the affairs of the Boy Scouts of America in later years, Boyce is considered the founder of American Boy Scouting and has been honored many times for his contribution. The story of Boyce's 1909 encounter with the so-called "Unknown Scout" is part of Scouting lore and is recounted in every new edition of The Boy Scout Manual. In 1926 Boyce became the third person, after Baden-Powell and the "Unknown Scout", to receive the Silver Buffalo, American Scouting's highest honor, awarded to men who have given "distinguished service to boyhood in a nation-wide way." The citation accompanying Boyce's award read as follows:

William D. Boyce, publisher and incorporator of the Boy Scouts of America, who materially helped to finance the Movement after turning it over to the present organization. Through his perception and appreciation of the ability of Scouting to imbue the boyhood of the nation with the spirit of service, courage, gentleness, good manners and responsible citizenship, the Movement was brought to America, and organized in behalf of the boyhood of this country.

Other honors that have come to Boyce posthumously include a bronze statue of a Boy Scout, financed through Scout contributions and erected by the BSA near Boyce's grave in Ottawa, Illinois. The statue's dedication on June 21, 1941 drew thousands of participants from across the country. In 1960, a commemorative sign honoring Boyce's contribution to Scouting was placed near the site of Boyce's childhood home in Allegheny County, Pennsylvania. Allegheny County officials also honored Boyce in 1963 when it named the first park in the newly created Allegheny County Park System after him. Even a commemorative sign in

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Lisbon, North Dakota, notes that Boyce, founder of the BSA, lived and worked there briefly.

### Boyce and the Lone Scouts of America

Boyce's importance to American Scouting did not end with his incorporation of the Boy Scouts of America. Perhaps his most significant achievement was the founding of a companion organization, the Lone Scouts of America, and his management of this organization for nine years before its merger with the BSA. The Lone Scouts brought together the major strands of Boyce's life--publishing, Scouting, and an interest in character-building activities for rural and small-town boys--into a single focus. Through Lone Scout magazine, published in Chicago in the Boyce Building, thousands of boys were exposed to the ideals of Scouting and to a world larger than their farms and small towns.

As mentioned previously, Boyce had relatively little active participation in the Boy Scouts of America in the years following its founding in 1910. In early issues of Lone Scout, Boyce wrote how he decided to found the Lone Scouts of America;

THE REASON WHY--Five years ago, after making a study of the Baden-Powell Boy Scout organization, I brought the plan to this country and incorporated the Boy Scouts of America. I had intended the organization for every boy. After it was well started, I went to South America to write articles and get photographs for the Saturday Blade. When I returned a year later I found that the Boy Scouts of America had grown to nearly 200,000 members, but I was surprised to find that its members were nearly all clubs of city boys and that they were put to the expense of buying hats, uniforms, badges, books, etc. I then planned an organization for boys in the smaller cities, country towns and out on the farms, so they could operate alone or with each other, and without any expense.

The Lone Scouts of America was subsequently incorporated in Washington, D.C. in January 1915.

The Lone Scouts of America (LSA) was conceived as essentially a correspondence version of the Boy Scouts of America. Its purpose was to teach members patriotism, honesty and other virtues, and the Lone Scout motto was, "Do a useful thing every day." The LSA

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organizational structure was kept simple so that boys in rural areas would not be discouraged from participating. Lone Scouts, unlike Boy Scouts, did not have to join troops or participate in group activities, a problem for many rural boys separated from each other by long distances. There were no required uniforms, books or equipment, also a plus for many farm boys without much ready cash. Instead, Lone Scouts had a direct relationship with the Lone Scout national headquarters, located in the Boyce Building in Chicago. Boyce himself had the title of "Chief Totem" and was the equivalent of the BSA's Chief Scout Executive. Without any governing council, however, Boyce was the final decision-maker for the LSA. The chief means of communication between Boyce and Lone Scouts was a new magazine, Lone Scout, which was sent to every Lone Scout.

Boyce had wanted to finance and publish Boy's Life, the official BSA magazine for Scouts, but had been turned down by the BSA in 1912. The creation of the Lone Scouts of America offered him an opportunity to create a boy's magazine that would be both educational and profitable, something Boy's Life was not for many years. It also allowed him to add a new magazine to his stable of periodicals, one that not so incidentally would appeal to the boys that were his agents. In fact, the first Lone Scouts were Boyce's newsboys, each of whom received a free membership in the LSA in 1915.

Lone Scout's first issue was issued on October 30, 1915. Initially, the new magazine took advantage of Boyce Company expertise and its stable of writers. Printed on newsprint like all Boyce publications, Lone Scout was a brightly written mix of short stories, articles about plants and wildlife, advice on do-it-yourself craft projects, and other features geared to boys' interests. Published weekly, Lone Scout was sold through the same newsboy distribution network used for Boyce's other publications.

Lone Scout also was the initial means by which Boyce disseminated information on Lone Scout activities and degree tests. Lone Scout ranks corresponded roughly to the BSA's Tenderfoot, Second Class, and First Class. The lowest rank was the Tepee Lodge, which was subdivided into 1st, 2nd, and 3rd degrees. Next came the Totem Pole Lodge and the 4th, 5th, and 6th degrees. The highest rank was the Sagamore Lodge with its 7th degree. Each degree had a series of tests, as many as a dozen per degree, that had to be passed before a Lone Scout could progress to the next degree. These tests focused on the acquisition of skills in woodcraft and first aid, similar in many respects to Boy Scout tests. Boyce built suspense and excitement among the members of the new organization in the first year by serializing the degree tests in issues of Lone Scout, but instruction manuals were

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soon compiled by the organization.

As "Chief Totem", Boyce was a familiar presence in every issue of Lone Scout. In a weekly column published under his title, Boyce discussed the growth of the LSA and reprinted letters of interest from members. A picture of Boyce in Indian headdress graced later issues of the magazine. For many Lone Scouts, Boyce was the personification of the organization's stated values and ideals.

Although Lone Scouting was conceived as an activity that boys could do as individuals, it soon became apparent to Boyce that many towns and villages had several boys wanting to participate in Lone Scout activities. He therefore created an Intermediate organizational unit which he called a "tribe." A typical Lone Scout tribe was composed of no fewer than five and no more than 12 boys who lived near one another. There were no formal rules about what a tribe should do, and Boyce only required that LSA headquarters be notified of the formation of a new tribe. As the number of Lone Scout tribes increased, a special column in Lone Scout was established to allow members to report tribe activities and to allow tribes to correspond with each other.

Such correspondence between both tribes and individual Lone Scouts became an important aspect of the organization and Lone Scout reflected this intense interest in pen pal correspondence. The "Scout Messenger Department" reprinted the names and addresses of boys wanting letters from other Lone Scouts, and many of these pen pals became long-time friends.

Boyce soon realized that many Lone Scouts were submitting articles and short stories for publication in Lone Scout. In fact, the nature of the Lone Scout organization, with its emphasis on the written word and the exchange of letters, tended to attract and encourage boys interested in writing. Boyce actively encouraged members to submit pieces for publication and by the early 1920s Lone Scout was a magazine filled mostly with contributions by Lone Scouts. Boyce created an elaborate award structure for magazine contributors in lieu of actual payment, a scheme that appears to have pleased most Lone Scouts.

The Lone Scouts of America grew rapidly during the first few years, reaching a membership of more than 300,000 individual Lone Scouts and over 4,600 tribes by January 1919. In November 1920, all Lone Scouts were required to re-register in an effort to clear the

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membership rolls of boys no longer active in the organization. Around 500,000 boys re-registered. Unfortunately, the large membership did not guarantee a financially healthy organization. Boyce had discovered that running the Lone Scouts required a large staff and a substantial outlay of money. By one account, Lone Scout was losing at least \$50,000 a year by 1921, a drain on Boyce's finances that was not sustainable in the long run.

The financial losses associated with the Lone Scouts appear to be part of larger financial difficulties with which Boyce was dealing in the early 1920s. The establishment of a federal income tax in 1913 undoubtedly had affected Boyce's finances, as it had many other wealthy Americans. However, the bigger problem may have been Boyce's failure to keep up with changes in his demographic audience. By the early 1920s, rural and small-town Americans were no longer as isolated as they once had been. A number of factors contributed, including better postal service, the construction of better roads and increases in automobile ownership, and the development of the radio. Changing reading tastes and the availability of greater numbers of periodicals also played a role. Boyce's publications were increasingly seen as old-fashioned and readership was beginning to decline.

As Boyce turned his attention more fully on improving his publishing business, he also attempted to lessen the financial and administrative burden of the Lone Scouts of America through several changes in its organization and Lone Scout magazine. Boyce created a Grand Council to provide financial assistance and greater self-government for the LSA. It was composed of well-known Lone Scouts and modeled after the BSA's National Executive Board. At its first meeting in the fall of 1921, the Council took on the decision-making responsibilities held previously by Boyce and his staff. Boyce also attempted to reduce his publishing costs for Lone Scout magazine by changing its frequency of publication. In January 1921, Lone Scout changed from a weekly to a monthly publication while increasing its price from five to 10 cents an issue. In addition, Boyce was selling Lone Scout uniforms and paraphernalia by direct mail. Headquartered in the Boyce Building, the Lone Scout Supply Company was touted as "the only company that supplies Official Lone Scout outfits and equipment."

An additional income-producing project which Boyce started in 1921 involved the Boyce Building itself. As mentioned in Section 7, the original design for the building as conceived by D. H. Burnham and Company in 1911 had called for a 10-story office building housing both the W. D. Boyce Publishing Company and rental tenants. Boyce had chosen to build only the first four floors in the first two phases of construction, ending in 1915. This space

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was sufficient for the needs of Boyce's publishing business and the lack of additional income from rents appears not to have been a problem for him at the time. However, by 1921 the publisher needed to maximize his assets. The completion of the Boyce Building's original program as a rental office building and the income resulting from such expansion must have been appealing to him.

The expanded Boyce Building was completed in 1923. Unfortunately, the Lone Scouts of America was near financial collapse despite additional revenues and a membership of nearly 500,000. Boyce, ever pragmatic, realized that the organization could not make it on its own. He approached the Boy Scouts of America with a merger proposal, which was eagerly accepted. On March 1, 1924, the trustees of the Lone Scouts of America voted themselves out of office and in turn elected the members of the National Council of the BSA to take their place. In April 1924, the Lone Scouts of America officially merged with the Boy Scouts of America. Boyce's active involvement in the administration of the expanded Boy Scouts of America ended with the 1924 merger.

This acquisition of the Lone Scouts of America cemented the Boy Scouts of America's position as the preeminent boy's organization in the United States. It increased the membership of the BSA to more than one million and for the first time gave the organization a truly national scope with members from all parts of the United States, both urban and rural. Although many Lone Scouts became members of regular Boy Scout troops, the BSA recognized the need for a program geared to boys too isolated or otherwise unable to participate in regular Scouting activities. Lone Scouting remains part of the BSA today. Although membership is relatively small, Lone Scouting provides an opportunity for boys in migrant families, boys living abroad, and severely handicapped boys to participate in American Scouting.

William D. Boyce is remembered with great fondness and respect by former Lone Scouts from the pre-BSA merger period. A Lone Scout alumni group called the Elbeetian Legion was founded in 1927. Its purpose was to perpetuate the memory of the Lone Scouts and their founder, W. D. Boyce. Elbeetian Legion conventions have been held annually since 1934 and the Memory Lodge, filled with Lone Scout memorabilia, was completed in 1970 at Boy Scout Camp John J. Barnhardt near New London, North Carolina.



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Conclusion

William D. Boyce died in his penthouse atop the Boyce Building on June 11, 1929. The cause of death was pneumonia. At his burial in the Ottawa Avenue cemetery in Ottawa, Illinois, James E. West gave the eulogy on behalf of the Boy Scouts of America.

Among surviving buildings associated with Boyce, the Boyce Building is the one most directly associated with Boyce's publishing company and his Scout activities, aspects of his life that were closely intertwined. Most other buildings associated with Boyce no longer stand. Earlier locations for the W. D. Boyce Publishing Company were in buildings that have since been demolished. Boyce occupied rental offices at 215 Dearborn and 116 Dearborn (now 205 South Dearborn and 28 North Dearborn, respectively) for several years in the late 1880s and early 1890s; both buildings have been demolished. The office building at 32 North Dearborn, owned by Boyce and the location for the editorial and business staff of his company between about 1895 and 1908, was demolished in the early 1960s to make way for the Brunswick Building. Boyce's earlier publishing plant at 27-31 North Wells also has been torn down. The building at 500 North Dearborn into which the Boyce Publishing Company moved in 1908 was demolished in 1913 for the second phase of the Boyce Building. Of Boyce's Chicago residences, the one occupied by Boyce the longest was the house on the northwest corner of West Wrightwood Avenue and North Hampden Court, which was demolished sometime in the 1960s or early 1970s for an apartment building. The Boyce family house in Ottawa, Illinois, was torn down by Boyce's widow in 1946. Boyce's hunting lodge at Fort Sisseton, South Dakota, survives as part of Fort Sisseton State Park, but its importance in Boyce's life was recreational; it did not play an important role in either his publishing career or his efforts on behalf of American Scouts.

The Boyce Building remains the one building still standing that is most closely associated with the activities that define Boyce's significance--publishing and Scouting. The building, either as a four-story publishing house or the later 12-story office building, was the location of Boyce's publishing company between 1913 and Boyce's death in 1929. Boyce Company editorial, advertising, and business offices were all contained within this building. All aspects of production from layout to printing to mailing were handled in the building as well. The Boyce Building also is the only building still standing that can represent Boyce's contribution to American Scouting. It occupies the site of the earlier 500 North Dearborn building, the location of Boyce's offices when he incorporated the Boy Scouts of America in 1910. No other existing building represents Boyce's contribution to the founding of the BSA. Finally,

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it is the Boyce Building that is indelibly identified with the Lone Scouts of America. Known as the "Long House" to Lone Scouts, the Boyce Building housed Boyce's offices when he incorporated the LSA and it was the headquarters for this national organization between its founding in 1915 and its merger with the Boy Scouts of America in 1924.

William Dickson Boyce was an energetic, driven man, typical of many successful nineteenth-century businessmen in his climb from a "poor hillside farm" in rural Pennsylvania to a position of wealth and influence as a successful Chicago publisher. The W. D. Boyce Publishing Company at its peak sold more than 1,500,000 publications a week to readers in every state of the Union, every province of Canada, the American territories of Alaska and the Hawaiian Islands, plus Cuba, Puerto Rico, and the Philippine Islands. Boyce himself became widely known as the personification of his company, traveling throughout the world for stories and photographs with which to entertain the readers of the Saturday Blade. His work on behalf of American boys, beginning with the founding of the Boy Scouts of America and extending to the founding and administration of the Lone Scouts of America, was of great significance as well. Maintaining its integrity of materials, design, location and setting, the Boyce Building is the most important surviving building associated with William Dickson Boyce and the W. D. Boyce Publishing Company.

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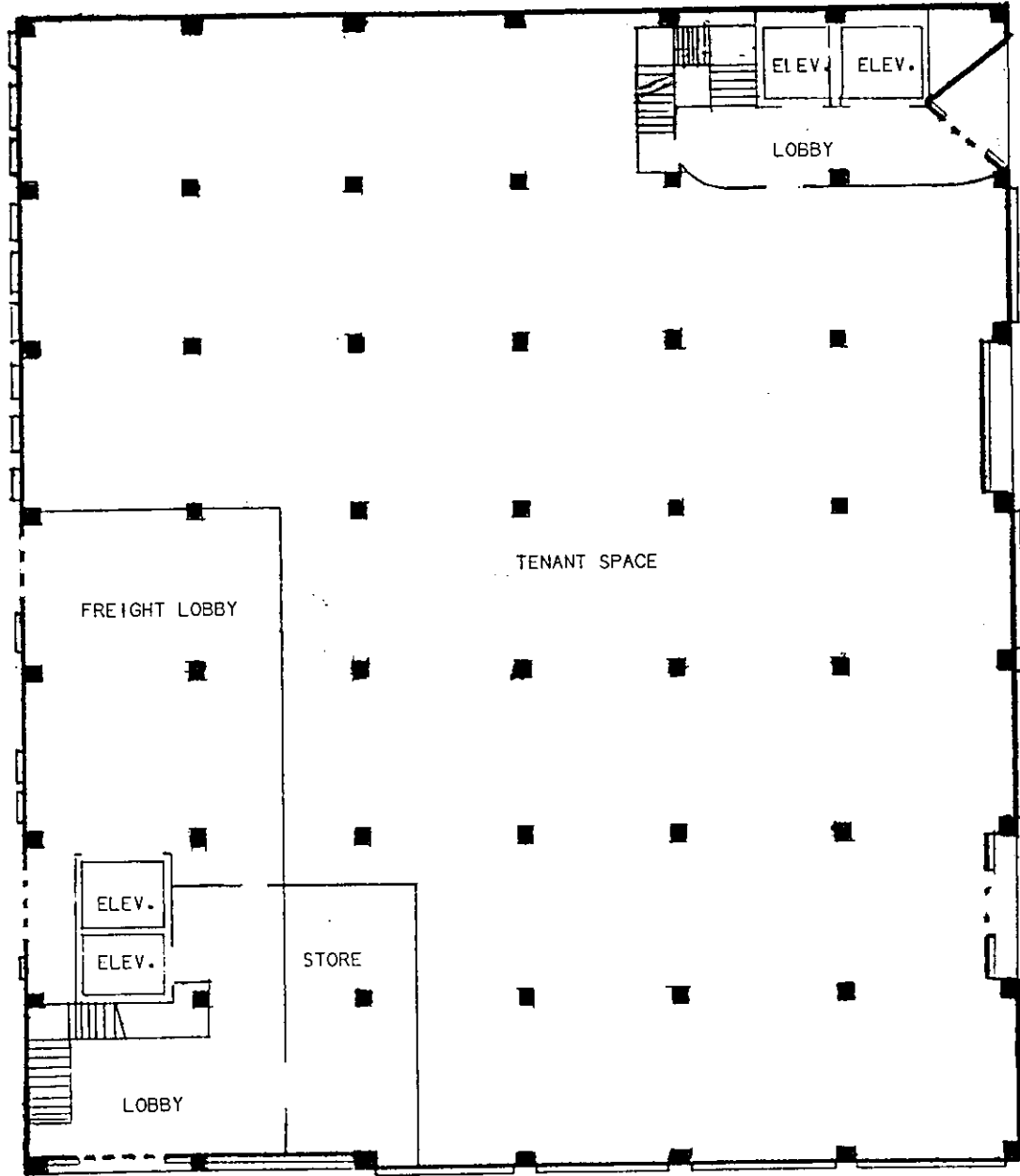
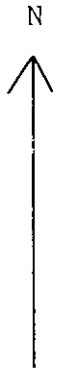
### 10. Verbal Boundary Description

Lots 18, 19, 20, 21 and 22 of John S. Prussing Subdivision of Block 10 of Wolcott's Addition to Chicago of the East 1/2 of the North-East 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### Boundary Justification

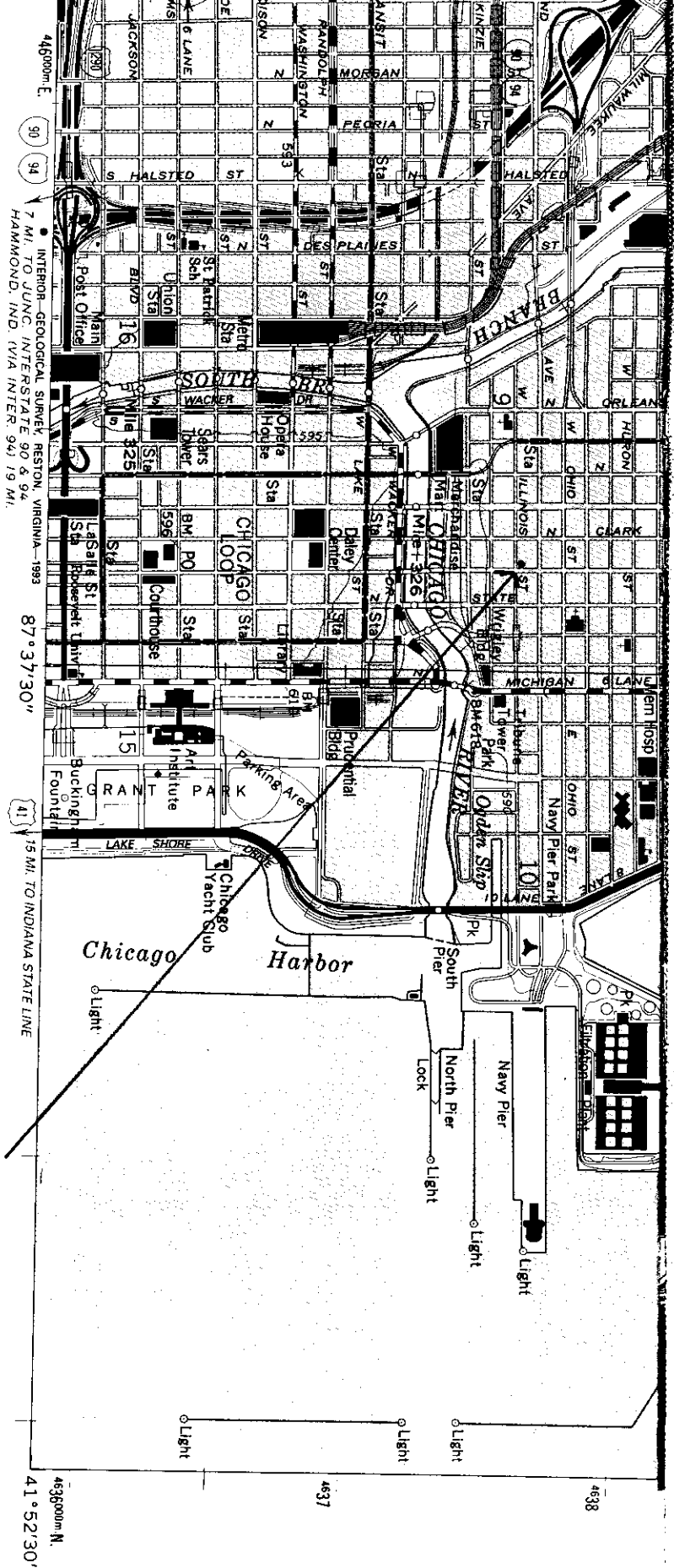
The boundaries chosen for this property correspond to the city lots that have historically been associated with the Boyce Building.

BOYCE BUILDING  
500-510 N. DEARBORN STREET  
CHICAGO, ILLINOIS  
FIRST FLOOR



NORTH DEARBORN STREET

WEST ILLINOIS STREET



**BOYCE BUILDING**  
**COOK COUNTY, ILLINOIS**  
**ZONE 16**  
**E 447740**  
**N 4637650**

**ROAD CLASSIFICATION**

- Primary highway, hard surface
- Secondary highway, hard surface
- Unimproved road
- Interstate Route
- U. S. Route
- State Route
- Light-duty road, hard or improved surface

**CHICAGO LOOP, ILL.**

41087-H6-TF-024  
 1993

DMA 3467 I NW-SERIES V863

7 MI. TO JUNG, INTERSTATE 90 & 94  
 HAMMOND, IND. (VIA INTER. 94) 19 MI.

87° 37' 30"

15 MI. TO INDIANA STATE LINE

41° 52' 30"

(JACKSON PARK)  
 3467 I SE



# United States Department of the Interior

## NATIONAL PARK SERVICE

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Washington, D.C. 20013-7127

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(202) 343-1572, fax (202) 343-1836 or E-mail: edson\_beall@nps.gov

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MAR 8 1996

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 2/26/96 THROUGH 3/01/96

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

COLORADO, CLEAR CREEK COUNTY, Dumont School, 150 Co. Rd. 260, Dumont, 96000201, LISTED, 3/01/96  
COLORADO, LA PLATA COUNTY, Rochester Hotel, 726 E. Second Ave., Durango, 96000200, LISTED, 2/29/96  
CONNECTICUT, HARTFORD COUNTY, Endee Manor Historic District, Roughly, along Sherman, Mills and Putnam Sts., Bristol, 96000027, LISTED, 2/29/96  
DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA STATE EQUIVALENT, Key, Francis Scott, Bridge, US 29 over the Potomac R., Washington, 96000199, LISTED, 3/01/96  
FLORIDA, UNION COUNTY, Townsend, James W., House, 235 SW. 4th Ave., Lake Butler, 96000222, LISTED, 2/29/96  
ILLINOIS, COOK COUNTY, Boyce Building, 500--510 N. Dearborn St., Chicago, 96000080, LISTED, 2/29/96  
LOUISIANA, BEAUREGARD PARISH, Beauregard Parish Training School, Jct. of Martin Luther King Dr. and Alexander St., DeRidder, 96000190, LISTED, 3/01/96  
MINNESOTA, MEEKER COUNTY, Litchfield Commercial Historic District, N. Sibley Ave. between Depot and 3rd Sts., Litchfield, 96000192, LISTED, 3/01/96  
MINNESOTA, MEEKER COUNTY, Universal Laboratories Building, 901 First St. N., Dassel, 96000191, LISTED, 3/01/96  
MISSISSIPPI, AMITE COUNTY, McGehee, Theodore L., Plantation House, 5924 Tangipahoa Rd., Summit vicinity, 96000189, LISTED, 3/01/96  
MISSISSIPPI, BOLIVAR COUNTY, Mound Bayou Bank, W. Main St., Mound Bayou, 96000187, LISTED, 3/01/96  
MISSISSIPPI, COPIAH COUNTY, Copley, George Washington, House, 210 Copley St., Crystal Springs, 96000181, LISTED, 3/01/96 (Copiah County MPS)  
MISSISSIPPI, COPIAH COUNTY, Illinois Central Railroad Passenger Depot, 138 N. Ragsdale Ave., Hazlehurst, 96000182, LISTED, 3/01/96 (Copiah County MPS)  
MISSISSIPPI, COPIAH COUNTY, Marchetti Farm, 134 Dale Dr., Hazlehurst, 96000183, LISTED, 3/01/96 (Copiah County MPS)  
MISSISSIPPI, COPIAH COUNTY, Mississippi Mills Packing and Shipping Rooms, 2058 US 51, Wesson, 96000185, LISTED, 3/01/96 (Copiah County MPS)  
MISSISSIPPI, COPIAH COUNTY, Rea, James Samuel, House, 1193 US 51, Wesson, 96000184, LISTED, 3/01/96 (Copiah County MPS)  
MISSISSIPPI, HINDS COUNTY, New Orleans Great Northern Railroad Passenger Depot, 618 Pearl St., Jackson, 96000188, LISTED, 3/01/96  
MISSISSIPPI, MADISON COUNTY, Long Moss Plantation House, 305 Quail Rd., Canton vicinity, 96000180, LISTED, 3/01/96  
NEBRASKA, DODGE COUNTY, Fremont Post Office, Old, 605 N. Broad St., Fremont, 96000223, LISTED, 2/29/96  
NEBRASKA, FILLMORE COUNTY, Cesko-narodni sin--Milligan Auditorium, Jct. of Main and Birch Sts., SW corner, Milligan, 96000224, LISTED, 2/29/96  
NEW HAMPSHIRE, HILLSBOROUGH COUNTY, Goffstown Congregational Church, 10 Main St., Goffstown, 96000193, LISTED, 3/01/96  
NEW HAMPSHIRE, HILLSBOROUGH COUNTY, Peterborough Town House, 1 Grove St., Peterborough, 96000194, LISTED, 2/29/96  
NEW JERSEY, BERGEN COUNTY, Terhune House, 470 Paramus Rd., Paramus, 82005390, LISTED, 2/26/96 (Stone Houses of Bergen County TR)  
NEW JERSEY, ESSEX COUNTY, Edison Storage Battery Company Building, 177 Main St., West Orange, 96000055, LISTED, 2/28/96  
NEW JERSEY, MONMOUTH COUNTY, CHAUNCY JEROME JR Shipwreck Site, Address Restricted, Long Branch City vicinity, 96000205, LISTED, 3/01/96  
NEW YORK, GREENE COUNTY, Prattsville Commercial Building, NY 23, Prattsville, 96000203, LISTED, 3/01/96  
NEW YORK, LIVINGSTON COUNTY, Murray Street Historic District, 33--47 and 32--46 Murray St., Mount Morris, 96000178, LISTED, 3/01/96 (Mount Morris MPS)  
NEW YORK, LIVINGSTON COUNTY, South Main Street Historic District, 123--159 and 124--158 S. Main St., Mount Morris, 96000177, LISTED, 3/01/96 (Mount Morris MPS)  
NEW YORK, LIVINGSTON COUNTY, State and Eagle Streets Historic District, 16--34 and 15--39 State St. and 6--12 Eagle St., Mount Morris, 96000179, LISTED, 3/01/96 (Mount Morris MPS)  
NEW YORK, NASSAU COUNTY, Jerusalem District No. 5 Schoolhouse, Old Jerusalem Rd., Levittown, 96000204, LISTED, 3/01/96  
NEW YORK, WESTCHESTER COUNTY, Mandel, Richard H., House, 323 Haines Rd., Bedford Hills, 96000176, LISTED, 3/01/96  
NORTH CAROLINA, AVERY COUNTY, Crossnore Presbyterian Church, US 221/NC 194 E side, opposite jct. with Dellinger Rd., Crossnore, 96000206, LISTED, 3/01/96  
NORTH CAROLINA, BUNCOMBE COUNTY, Weaverville United Methodist Church, 85 N. Main St., Weaverville, 96000195, LISTED, 3/01/96  
NORTH CAROLINA, GUILFORD COUNTY, Taplin, A. E., Apartment Building, 408 W. Parkway Ave., High Point, 96000196, LISTED, 3/01/96

more: